

**FINAL**  
**ENVIRONMENTAL ASSESSMENT**  
**DISPOSITION OF MAXWELL HEIGHTS ANNEX**

**DEPARTMENT OF THE AIR FORCE**  
**42<sup>ND</sup> AIR BASE WING**  
**MAXWELL AIR FORCE BASE, ALABAMA**

**JULY 2005**

Report Documentation Page			Form Approved OMB No. 0704-0188		
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1. REPORT DATE <b>JUL 2005</b>		2. REPORT TYPE		3. DATES COVERED <b>00-00-2005 to 00-00-2005</b>	
4. TITLE AND SUBTITLE <b>Final Environmental Assessment: Disposition of Maxwell Heights Annex</b>			5a. CONTRACT NUMBER		
			5b. GRANT NUMBER		
			5c. PROGRAM ELEMENT NUMBER		
6. AUTHOR(S)			5d. PROJECT NUMBER		
			5e. TASK NUMBER		
			5f. WORK UNIT NUMBER		
7. PERFORMING ORGANIZATION NAME(S) AND ADDRESS(ES) <b>Lanier Environmental Consultants, Inc. (LEC),400 Cannon Street, Building 1060,Maxwell AFB,AL,36112</b>			8. PERFORMING ORGANIZATION REPORT NUMBER		
9. SPONSORING/MONITORING AGENCY NAME(S) AND ADDRESS(ES)			10. SPONSOR/MONITOR'S ACRONYM(S)		
			11. SPONSOR/MONITOR'S REPORT NUMBER(S)		
12. DISTRIBUTION/AVAILABILITY STATEMENT <b>Approved for public release; distribution unlimited</b>					
13. SUPPLEMENTARY NOTES					
14. ABSTRACT <b>The Air Force proposes to dispose of the property and facilities of Maxwell Heights Annex, a residential area, currently vacant, which is excess to the mission of Maxwell AFB. The Proposed Action is to dispose of Maxwell Heights Annex through any legal disposal method. Under the No Action Alternative, the Air Force would not dispose of Maxwell Heights Annex. Maxwell AFB would continue to provide minimal maintenance to the facilities in Maxwell Heights Annex and would demolish them, when funding becomes available. The future use of Maxwell Heights Annex is unknown and is not evaluated. Resource topics evaluated in the EA are land use, noise, air quality, solid waste, hazardous materials and wastes, historic resources, archaeological resources socioeconomic resources, environmental justice, and cumulative impacts.</b>					
15. SUBJECT TERMS					
16. SECURITY CLASSIFICATION OF:			17. LIMITATION OF ABSTRACT <b>Same as Report (SAR)</b>	18. NUMBER OF PAGES <b>81</b>	19a. NAME OF RESPONSIBLE PERSON
a. REPORT <b>unclassified</b>	b. ABSTRACT <b>unclassified</b>	c. THIS PAGE <b>unclassified</b>			



## **PRIVACY ADVISORY NOTICE**

Your comments on this draft environmental assessment (EA) are requested. Letters or other written or oral comments provided may be published in the final EA. As required by law, comments will be addressed in the final EA and made available to the public. Any personal information provided will be kept confidential. Private addresses will be compiled to develop a mailing list for those requesting copies of the final EA. However, only names of the individuals making comments and specific comments will be disclosed. Personal home addresses and phone numbers will not be published in the final EA.

## **Finding of No Significant Impact**

### **Disposition of Maxwell Heights Annex Maxwell Air Force Base, Alabama**

**AGENCY:** 42<sup>nd</sup> Air Base Wing, Maxwell Air Force Base (AFB), Alabama

**PURPOSE OF AND NEED FOR ACTION:** The Air Force proposes to dispose of the property and facilities of Maxwell Heights Annex, a residential area, currently vacant, which is excess to the mission of Maxwell AFB.

**DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES:** The Proposed Action is to dispose of Maxwell Heights Annex through any legal disposal method, including a sale of the land, with the General Services Administration (GSA) as the action agency, a land exchange with a private or governmental entity, or as one component of the military family housing (MFH) privatization contract. Under the No Action Alternative, the Air Force will not dispose of Maxwell Heights Annex. Maxwell AFB will continue to provide minimal maintenance to the facilities in Maxwell Heights Annex and will demolish them when funding becomes available. Under either the Proposed Action or the No Action Alternative, the Maxwell Heights Annex would cease to be used for MFH requirements.

**SUMMARY OF FINDINGS:** In and of itself, a real estate transaction, such as the disposition of Maxwell Heights Annex, does not cause changes to land use, noise, air quality, solid waste, hazardous materials and wastes, historic resources, archaeological resources, socioeconomic resources, or environmental justice.

The future use of Maxwell Heights Annex is unknown and is not evaluated. Low population density land uses would be compatible with its location within Accident Potential Zone 1 (APZ I).

**Proposed Action:** There are no impacts to any resource topic from the implementation of the Proposed Action.

**No Action Alternative:** Demolishing the MFH units in Maxwell Heights Annex is compatible with its location within APZ I. There are limited, short-term impacts to noise, air quality, solid waste, hazardous materials and wastes, and the local economy from the continued routine maintenance of the MFH units in Maxwell Heights Annex. Should funding become available and the units are demolished, there will be large, one-time impacts to these same resources. Demolition will generate 9,657 tons of debris. This is about one month's worth of construction and demolition debris disposed of at the North Montgomery landfill. Should archaeological resources be discovered during routine maintenance or demolition, the Air Force will stop all work and initiate consultation with the Alabama State Historic Preservation Officer (SHPO). There are no impacts to

historic resources because the MFH units in Maxwell Heights Annex are ineligible for listing on the National Register of Historic Places (NRHP).

**Environmental Justice:** Census tract 10, which includes Maxwell Heights Annex, is considered both a minority and low-income population. However, short-term impacts to the resource topics will not result in disproportionately high and adverse effects to this population.

**Cumulative Impacts:** Cumulative impacts from demolishing all the MFH units in Maxwell Heights Annex, 610 MFH units at Maxwell AFB under MFH privatization, the housing complexes in Riverside Heights, and Peterson Elementary School will generate 92,325 tons of debris. However, this solid waste will probably be generated over a period of time longer than one year, and the landfill has a 20-year remaining life span with the possibility of utilizing an additional 40 acres adjacent to the existing site.

**DECISION:** Based on my review of the attached environmental assessment, which is incorporated by reference, I conclude that implementation of the Proposed Action, or the No Action Alternative will not have a significant direct, indirect, or cumulative impact on the environment. Accordingly, the requirements of the National Environmental Policy Act, regulations promulgated by the President's Council on Environmental Quality, Title 32 Code of Federal Regulations Part 989, and Section 106 of the National Historic Preservation Act are fulfilled, and an environmental impact statement is not required.



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CHRISTOPHER W. BOWMAN  
Colonel, USAF  
Vice Commander, 42<sup>nd</sup> Air Base Wing

15 JUL 85  
Date

## **COVER SHEET**

**Responsible Agency:** 42<sup>nd</sup> Air Base Wing, Maxwell Air Force Base (AFB), Alabama

**Proposed Action:** Disposition of Maxwell Heights Annex, Montgomery County, Alabama

**Point of Contact:** Ms. Brenda King, 42 AU/PA, 55 LeMay Plaza South, Building 800, Maxwell AFB, Alabama, 36112-6335, (334) 953-1517. Comments are requested within 30 days of the date of public notice.

**Report Designation:** Final Environmental Assessment (EA)

**Abstract:** The Air Force proposes to dispose of the property and facilities of Maxwell Heights Annex, a residential area, currently vacant, which is excess to the mission of Maxwell AFB. The Proposed Action is to dispose of Maxwell Heights Annex through any legal disposal method. Under the No Action Alternative, the Air Force would not dispose of Maxwell Heights Annex. Maxwell AFB would continue to provide minimal maintenance to the facilities in Maxwell Heights Annex and would demolish them, when funding becomes available. The future use of Maxwell Heights Annex is unknown and is not evaluated. Resource topics evaluated in the EA are land use, noise, air quality, solid waste, hazardous materials and wastes, historic resources, archaeological resources, socioeconomic resources, environmental justice, and cumulative impacts.

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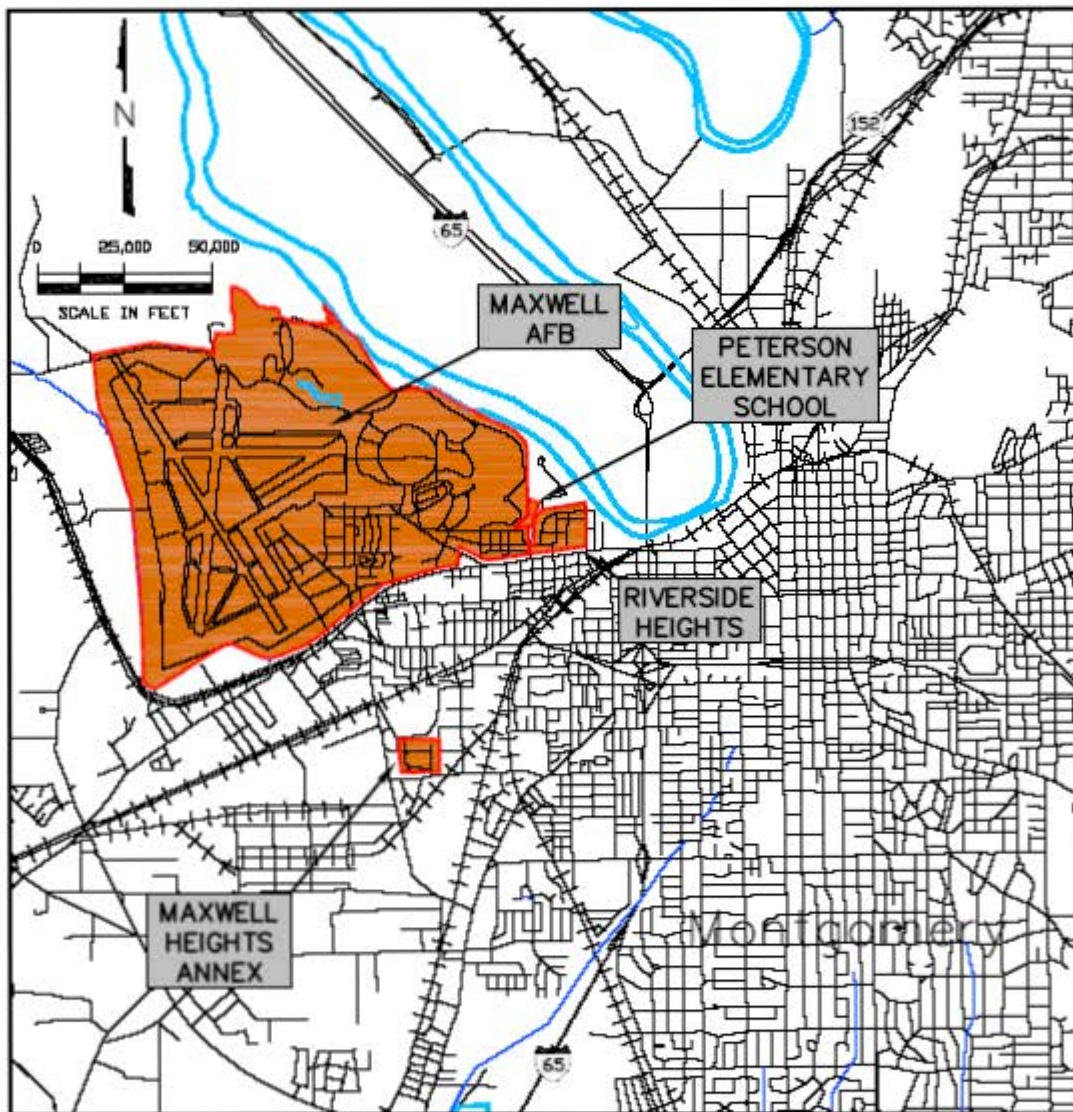
## **CHAPTER 1 PURPOSE OF AND NEED FOR ACTION**

**1.1 Purpose of and Need for Action.** The purpose of the action is to dispose of the property and facilities of Maxwell Heights Annex. This parcel of land is excess to the mission of Maxwell Air Force Base (AFB). The Air Force no longer has a need for this land.

**1.2 Location of the Action and Setting.** Maxwell AFB is located in Montgomery County, within the city limits of Montgomery, Alabama. See Figure 1. Maxwell Heights Annex, approximately 28 acres located about 4,000 feet south-southeast of the Main Base, is a residential area owned by the Air Force and formerly used for military family housing (MFH). The housing area consists of 174 MFH units in 124 buildings. All the units are currently vacant because residential land use is incompatible with the location of the parcel relative to the flying mission at Maxwell AFB. The housing area lies within Accident Potential Zone I (APZ I). See Figure 2.

**1.3 Decision to be Made.** The decision to be made is how to dispose of Maxwell Heights Annex. Two alternatives are evaluated in this environmental assessment, disposing of Maxwell Heights Annex and not disposing of it.

**1.4 Scope of the Environmental Review.** This environmental assessment evaluates the potential environmental impacts of the Air Force's action to dispose of Maxwell Heights Annex. The future use of Maxwell Heights Annex by the new landowner is unknown and is not evaluated.



**Figure 1** Vicinity Map of Maxwell AFB (USAF 2005b))





**Figure 2 Maxwell Heights Annex (USAF 2004)**

Note: VSI is visual site inspection.



## **CHAPTER 2 DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES**

**2.1 Detailed Description of the Proposed Action.** Under the Proposed Action, the Air Force would dispose of the property and facilities of Maxwell Heights Annex. There are at least three ways this could be accomplished. The normal way for all Federal agencies, including the Air Force, to dispose of excess property is by using the General Services Administration as the action agency.

Another way to dispose of excess property is through a land exchange. Maxwell Heights Annex could be used in a land swap for another parcel of land currently owned by another property owner. The identities of the other parcel of land and the other land owner are not relevant to the environmental assessment.

Maxwell Heights Annex could also be included in the financial arrangements for the MFH privatization contract which includes Maxwell AFB. Both the property and facilities of Maxwell Heights Annex would be conveyed to the MFH privatization contractor. Any proceeds the contractor may realize from Maxwell Heights Annex may be used in MFH privatization. However, the contractor would not be allowed to use the actual facilities or property to meet MFH requirements.

The potential environmental impacts from disposing of Maxwell Heights Annex do not change based on which disposal method is used. Therefore, any of the above methods, or any other legal disposal method, is considered under the Proposed Action.

**2.2 Detailed Description of the No Action Alternative.** Under the No Action Alternative, the Air Force would not dispose of Maxwell Heights Annex. As good property stewards, Maxwell AFB would continue to provide minimal maintenance to the facilities in Maxwell Heights Annex to keep them from deteriorating and becoming an eyesore. When funding becomes available, Maxwell AFB would demolish the facilities. Maxwell AFB would comply with all applicable regulations during maintenance and demolition activities. This includes the proper handling and disposal of hazardous substances, such as asbestos, lead-based paint, and soil contaminated with pesticides and lead-based paint. Potential environmental impacts of any other future use of Maxwell Heights Annex by the Air Force would be evaluated in separate environmental documentation.

**2.3 Other Actions Announced for Maxwell AFB and the Surrounding Community.** In addition to MFH privatization at Maxwell AFB, there are a number of other projects being planned at Maxwell AFB and in the surrounding community. Four projects at Maxwell AFB include (1) relocation of the Bell Street Gate to provide better security, (2) Squadron Officer College Lodging Phase 4, (3) Day Street Shoppette, and (4) add/alter library.

In the surrounding community, the Alabama Department of Transportation is planning several actions, including construction of a new exit ramp from Interstate 65 to Bell Street, and widening of the two Interstate 65 bridges over the Alabama River. Following completion of the bridge work, Interstate 65 would be widened from Catoma Creek to the Alabama River, and Interstate 85 would be widened from Interstate 65 to Hall Street. Bell Street will also likely be widened to add an additional inbound lane to Maxwell AFB (USAF 2005b).

In addition, Peterson Elementary School and the public housing complexes in Riverside Heights, both adjacent to the east side of the Main Base of Maxwell AFB, may be demolished in the near future.

**Table 1      Summary and Comparison of the Environmental Effects of All Alternatives**

Resource Topic	Proposed Action	No Action Alternative
Land Use	Future use of Maxwell Heights Annex is unknown. Low population density land uses would be compatible with Accident Potential Zone 1 (APZ I).	Demolishing the military family housing (MFH) units in Maxwell Heights Annex is compatible with APZ I.
Noise	No impact.	Limited noise from routine maintenance of the MFH units in Maxwell Heights Annex. Large, one-time impact from their demolition.
Air Quality	No impact.	Limited air emissions from routine maintenance of the MFH units in Maxwell Heights Annex. Large, one-time impact from their demolition.
Solid Waste	No impact.	Routine maintenance of the MFH units in Maxwell Heights Annex would generate limited quantities of solid waste. Their demolition would generate 9,657 tons of debris. *
Hazardous Materials and Wastes	No impact.	Routine maintenance of the MFH units in Maxwell Heights would use and generate limited quantities of hazardous substances. Their demolition could generate a one-time, large quantity of hazardous wastes.

**Table 1          Summary and Comparison of the Environmental Effects of All Alternatives (Continued)**

Historic Resources	No impact.	No impact.
Archaeological Resources	No impact.	If archaeological resources are discovered during routine maintenance of the MFH units in Maxwell Heights Annex or their demolition, all work would cease and the Alabama State Historic Preservation Officer (SHPO) would be consulted.
Socioeconomic Resources	No impact.	Limited economic benefit from routine maintenance of the MFH units in Maxwell Heights Annex. Large, one-time economic benefit from their demolition.
Environmental Justice	No impact.	No impact.

\* Cumulative impacts from demolishing all the MFH units in Maxwell Heights Annex, 610 MFH units at Maxwell AFB under MFH privatization, the housing complexes in Riverside Heights, and Peterson Elementary School would generate 92,325 tons of debris.

## CHAPTER 3 AFFECTED ENVIRONMENT

**3.1 Resource Topics Eliminated from Detailed Analysis.** The following resource topics would not affect or be affected by the proposed or alternative actions. The rationale for eliminating these topics from detailed analysis are presented below.

**3.1.1 Airspace Utilization and Aircraft Operations.** There would be no changes to airspace utilization and aircraft operations from the disposition of Maxwell Heights Annex.

**3.1.2 Occupational Health and Safety.** There would be no health and safety impacts to the general public from implementation of the proposed or alternative actions. Any concerns associated with routine maintenance of the MFH units in Maxwell Heights Annex are not evaluated because Maxwell AFB would comply with all applicable Air Force and Occupational Safety and Health Administration (OSHA) regulations which specify appropriate protective measures for all employees. Similarly, if funding becomes available for demolition of the units, the contractor would be responsible for compliance with applicable OSHA regulations.

**3.1.3 Earth and Water Resources.** Maxwell Heights Annex has soils which have been disturbed by prior construction. Other than minor grading activities after demolition activities, if that occurs under the No Action Alternative, topography would not change. No wetlands or 100-year floodplains are located within Maxwell Heights Annex. There would be no changes to surface water or groundwater from implementation of the proposed or alternative actions.

**3.1.4 Infrastructure and Utilities.** The following utilities service Maxwell Heights Annex. Electricity and natural gas are provided by Alabama Power and Alabama Gas Corporation, respectively. The City of Montgomery Water Works provides the services of potable water, sanitary sewer, and stormwater drainage (USAF 2004, USAF 2005b). These utilities would continue to provide their services no matter who owns Maxwell Heights Annex. Therefore, there would be no changes.

**3.1.5 Biological Resources.** Vegetation and wildlife in Maxwell Heights Annex are typical of urban areas, and consist of native and non-native species within highly modified areas of minimal and non-unique habitat value. There are no records of threatened or endangered species within the area. Changing land ownership has no impact on biological resources. Routine maintenance and possible demolition of the MFH units which would occur within Maxwell Heights Annex under the No Action Alternative would likewise have no impact on sensitive or rare biological resources. Therefore, biological resources would not be affected by implementation of the proposed or alternative actions.

### **3.2 Resource Topics Addressed in Detail.**

**3.2.1 Land Use.** Maxwell Heights Annex is developed as a residential area. However, the use of Maxwell Heights Annex for MFH is incompatible with aircraft operations at the nearby Maxwell AFB airfield. Maxwell Heights Annex lies within APZ I, a safety area with some risk of experiencing an aircraft accident. Industrial, agricultural, recreation, and vacant land uses are generally compatible with APZ I, but residential and other high population density land uses are discouraged. That is why the MFH units in Maxwell Heights Annex are currently vacant.

**3.2.2 Noise.** Noise is unwanted sound. Depending on intensity, duration and frequency, noise can induce hearing loss and can be undesirable if it annoys people due to interference with ordinary daily activities, such as communication or sleep. The noise environment in Maxwell Heights Annex is typical of that found near an airport. Noise from aircraft operations is apparent when the Maxwell AFB airfield is open. Otherwise, noise levels are typical of those found in urban areas where ground transportation vehicles are the primary noise source. In any case, average daily noise levels on the land parcels are less than 65 A-weighted decibels, the lowest level commonly used in noise modeling. Besides aircraft noise and noise from ground transportation vehicles, construction is also a source of noise in urban areas.

**3.2.3 Air Quality.** Federal air quality standards are currently established for six criteria pollutants: carbon monoxide, nitrogen dioxide, ozone, sulfur oxides, lead, and particulate matter. Typical sources of air pollution in urban areas are vehicles as well as construction and demolition activities. Any ground disturbing activity is a primary source of dust (particulate matter).

If an area meets the air quality standards, it is classified as being in attainment. If the air quality in an area cannot be classified due to insufficient data, the area is said to be unclassified but is treated as being in attainment. Montgomery County is in attainment or unclassified for all six criteria air pollutants (USAF 2005b).

**3.2.4 Solid Waste.** Solid waste includes garbage, trash, and debris from construction and demolition. Since the MFH units in Maxwell Heights Annex are currently vacant, little or no solid waste is generated. Any solid waste generated from routine maintenance activities is removed under an Air Force contract and disposed of at the North Montgomery landfill. (USAF 2004, USAF 2005b).

The sanitary waste area of the North Montgomery landfill has a remaining life span of 30 years with no room for expansion. The landfill also accepts approximately 110,000 tons per year of construction and demolition debris. This part of the landfill has a 20-year remaining life span with the possibility of utilizing an additional 40 acres adjacent to the existing site (USAF 2005b).



**3.2.5 Hazardous Materials and Wastes.** Hazardous materials and wastes include oils, fuels, cleaning compounds, paints, solvents, asbestos, and pesticides. Maxwell AFB uses hazardous materials and generates hazardous wastes in current operations, including the use and maintenance of aircraft and vehicles, and the construction and maintenance of facilities. In addition, housing residents use minimal quantities of hazardous substances. Due to their age, the MFH units in Maxwell Heights Annex may contain light ballasts with polychlorinated biphenyls (PCBs), lead-based paint (LBP) and asbestos, and the soil may be contaminated with LBP and residual pesticides. Maxwell AFB has plans and procedures in place to handle and properly dispose of hazardous substances (USAF 2005a).

Adjacent to Maxwell Heights Annex is a Montgomery County vehicle maintenance shop with a leaking underground storage tank. Montgomery County is responsible for the remediation of the contamination from the leaking tank, but Maxwell AFB is allowing Montgomery County access to a monitoring well installed in Maxwell Heights Annex.

**3.2.6 Historic Resources.** Maxwell Heights Annex was developed as a residential area in the 1950s. However, due to extensive modifications over the years, the MFH units have been determined to be ineligible for listing on the NRHP. (AHC, 2005) Therefore, there are no historic resources in Maxwell Heights Annex.

**3.2.7 Archaeological Resources.** There are no known archaeological resources at Maxwell Heights Annex, which has been heavily disturbed during its development as a residential area. Maxwell AFB has plans and procedures in place to handle archaeological resources should they be discovered during ground disturbing activities.

**3.2.8 Socioeconomic Resources.** Socioeconomic resources include population, housing, education, and economic activity.

**3.2.9 Environmental Justice.** Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, provides that “each Federal Agency shall make achieving environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations.”

The U.S. Environmental Protection Agency (EPA) defined minority and/or low income populations in the April 1998 *Guidance for Incorporating Environmental Justice Concerns in EPA’s Compliance Analyses* (USAF 2005b) as: “The minority and/or low-income population of the affected areas is greater than 50 percent of the affected area’s general population; or the minority population percentage of the area is greater than the minority population percentage in the general population or other appropriate unit of geographic analyses.”

Two areas of comparison must be determined: the potentially affected area, and the larger regional area that includes the affected area and serves as a community of comparison (COC). The potentially affected area for this analysis is census tract 10, which includes Maxwell Heights Annex. The COC is the City of Montgomery. Table 2 below also provides information for Maxwell AFB (census track 9), Montgomery County, the State of Alabama, and the United States.

Based on Census Bureau definitions, the minority population for purposes of this analysis includes Black or African Americans, American Indian and Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, and Some Other Race. For the 2000 Census, race and Hispanic origin (ethnicity) were considered two separate concepts and were recorded separately. For the purposes of this analysis, the total minority population was added to the total Hispanic population to determine the total minority population.

Low-income persons are defined as persons with 1999 incomes below the poverty level. The 2000 Census defined the poverty level as income below \$16,895 for a family of four, with two related children under the age of eighteen.

Census tract 10, which includes Maxwell Heights Annex, is considered both a minority and low-income population (USCB 2000).

**Table 2          Percent Minority Population and Low-Income Population**

Demographic Area	Total Population	Total Minority Population	Percent Minority	All Income Levels *	Total Low-Income Population	Percent Low Income
Census Tract 9	5,786	2,335	40.4%	1,958	55	2.8%
Census Tract 10	4,024	3,599	89.4%	4,011	2,638	65.8%
City of Montgomery	201,609	106,477	52.8%	192,033	34,073	17.7%
Montgomery County	223,510	115,652	51.7%	212,277	36,809	17.3%
State of Alabama	4,447,100	1,320,061	29.7%	4,334,919	698,097	16.1%
United States	281,421,906	86,907,766	30.9%	273,882,232	33,899,812	12.4%

\* All income levels include everyone except those in institutions, military group quarters, and college dormitories, and unrelated individuals under 15 years old.

Source: USAF 2005b

## CHAPTER 4 ENVIRONMENTAL CONSEQUENCES

**4.1 Environmental Consequences.** In and of itself, a real estate transaction, such as the disposition of Maxwell Heights Annex, would not cause changes to any resource topics. A change in property ownership is an administrative action which does not affect land use, noise, air quality, solid waste, hazardous materials and wastes, historic resources, archaeological resources, socioeconomic resources, or environmental justice.

The future use Maxwell Heights Annex under the Proposed Action and No Action Alternative may cause environmental impacts. After the Air Force disposes of it, the future use of Maxwell Heights Annex is unknown. The new landowner would be responsible for complying with all applicable regulations in regards to the future use of Maxwell Heights Annex.

Under the No Action Alternative, the MFH units in Maxwell Heights Annex would be minimally maintained to prevent their deterioration. As funding becomes available, the units would be demolished.

**4.1.1 Land Use.** Maxwell Heights Annex is a residential area in APZ I. This is incompatible with aircraft operations at the nearby Maxwell AFB airfield. However, the MFH units are currently vacant. After the Air Force disposes of Maxwell Heights Annex under the Proposed Action, the future use of the property is unknown. The Air Force discourages residential and other high population density land uses in APZ I, whereas industrial, agricultural, recreation, and vacant land uses are generally compatible. If the new property owner leaves the land vacant or uses it for low population density activities, there would be no impact to land use.

Under the No Action Alternative, routine maintenance of the MFH units would not cause a change in land use for Maxwell Heights Annex. If funding becomes available and the units are demolished, vacant land is compatible with APZ I.

**4.1.2 Noise.** There would be no impacts to noise under the Proposed Action. Under the No Action Alternative, there would continue to be noise in Maxwell Heights Annex from routine maintenance of the MFH units. Should demolition of the units be funded, there would also be demolition noise. In all cases, the noise would be short-term, intermittent, and highly localized. There would be no long-term impacts to noise.

**4.1.3 Air Quality.** Montgomery County is in attainment or unclassified for all six criteria air pollutants. Therefore, a conformity determination is not required.

There would be no impacts to air quality under the Proposed Action. Under the No Action Alternative, air emissions would be generated by routine maintenance of the MFH units in Maxwell Heights Annex as well as by their demolition, should that be funded. Vehicles used in these activities would generate all types of pollutants, while demolition

and ground disturbing activities would primarily generate dust. In all cases, the emissions would be short-term. There would be no long-term impacts to air quality.

**4.1.4 Solid Waste.** There would be no impacts to solid waste under the Proposed Action. Limited quantities of solid waste would be generated from routine maintenance of the MFH units in Maxwell Heights Annex under the No Action Alternative. Should funding become available, demolition of the units would generate a one-time, large quantity of solid waste. If each of the 174 units averages 1,000 square feet and 111 pounds of debris are generated for each square foot of building, demolition would generate 9,657 tons of solid waste. This is about one month's worth of construction and demolition debris disposed of at the North Montgomery landfill. There would be no long-term impacts to solid waste.

**4.1.5 Hazardous Materials and Wastes.** There would be no impacts to hazardous materials and wastes under the Proposed Action. Limited quantities of hazardous materials would be used and hazardous wastes generated from routine maintenance of the MFH units in Maxwell Heights Annex under the No Action Alternative. Should funding become available, demolition of the units could potentially generate a one-time, large quantity of hazardous wastes, including light ballasts with PCBs, asbestos, LBP, and soil contaminated with LBP and residual pesticides. Maxwell AFB would handle and properly dispose of these substances in accordance with plans and procedures which are already in place (USAF 2005a). There would be no long-term impacts to hazardous materials and wastes.

**4.1.6 Historic Resources.** There are no historic resources in Maxwell Heights Annex. Therefore, disposing of this parcel of land under the Proposed Action would have no effect on historic resources. Similarly, routine maintenance of the MFH units in Maxwell Heights Annex under the No Action Alternative or their demolition, should funding become available, would have no impact on historic resources.

**4.1.7 Archaeological Resources.** There are no known archaeological resources in Maxwell Heights Annex. However, archaeological resources may be discovered during ground disturbing activities associated with the routine maintenance or demolition of the MFH units under the No Action Alternative. If archaeological resources are discovered during any ground-disturbing activity, Maxwell AFB would cause all work to cease and would initiate consultation with the Alabama SHPO. This is in accordance with plans and procedures already in place at the base.

**4.1.8 Socioeconomic Resources.** There would be no change in socioeconomic resources, such as population, housing, education, and the economy, from disposing of Maxwell Heights Annex.

There would be limited benefits to the local economy from routine maintenance of the MFH units in Maxwell Heights Annex under the No Action Alternative. Should funding

become available, demolition of the units would have a large, one-time benefit to the economy. There would be no long-term impact to the economy.

**4.1.9 Environmental Justice.** Based upon the findings of this environmental analysis, no impacts to land use, historic resources, or archaeological resources were identified for the Proposed Action. No long-term impacts to any resource topic were identified.

Short-term impacts were identified. There would be limited short-term impacts from routine maintenance of the MFH units in Maxwell Heights Annex under the No Action Alternative. Should funding become available, there would be a large, one-time impact from demolition of the units. The short-term impacts to noise, air quality, solid waste, and hazardous materials and wastes would be adverse, while short-term impacts to the economy would be beneficial.

Short-term impacts to noise and air quality from maintenance and demolition activities would attenuate rapidly with distance from the activity site and would be evenly distributed throughout the project area, thereby not disproportionately affecting a single population. Short-term impacts to solid waste and hazardous substances would be limited to the activity and established disposal sites. Therefore, no disproportionate impacts to environmental justice communities are expected. Skilled and unskilled workers needed for the maintenance and demolition activities would be drawn from the available work force. As such, short-term benefits to the economy would be evenly distributed within the region, thereby not disproportionately affecting a single population.

**4.1.10 Cumulative Impacts.** A cumulative impact, as defined by the Council on Environmental Quality (40 Code of Federal Regulations 1508.7), is the “impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of which agency (federal or non-federal) or person undertakes such actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.”

Section 2.5 lists the other actions announced for Maxwell AFB and the surrounding community. These construction projects are planned for discrete locations and would have short-term impacts similar to those from the maintenance and demolition activities under the No Action Alternative. With one exception, the impacts from the other actions would not overlap or become cumulative with impacts from the No Action Alternative.

Based upon the findings of this environmental analysis, no impacts to land use, historic resources, archaeological resources, or environmental justice were identified for the Proposed Action or No Action Alternative. No long-term impacts to any resource topic were identified. Therefore, there are no cumulative impacts to land use, historic resources, archaeological resources, and environmental justice or any long-term cumulative impacts to any resource topic.

Cumulative short-term impacts to noise, air quality, solid waste, hazardous materials and wastes, and socioeconomic resources are possible. There are limited, short-term impacts to these resource topics from routine maintenance of the MFH units in Maxwell Heights Annex under the No Action Alternative. These impacts are localized to the activity sites. Little or no overlap would occur with similar impacts from the other construction projects. Thus, there would be few cumulative impacts.

There would be large, one-time impacts to noise, air quality, solid waste, hazardous materials and wastes, and socioeconomic resources from demolition of the MFH units on Maxwell Heights Annex under the No Action Alternative, should funding become available. With the exception of solid waste, there would be little or no overlap with similar impacts from the other construction projects. Construction and demolition debris from all the projects would be disposed of at the North Montgomery landfill. The debris from just the demolition of all the MFH units in Maxwell Heights Annex, 610 MFH units at Maxwell AFB under MFH privatization, the housing complexes in Riverside Heights, and Peterson Elementary School is 92,325 tons. See Table 3. This is 84 percent of the 110,000 tons of construction and demolition debris the landfill accepts in a year. However, the cumulative impact to solid waste would probably be generated over a period longer than one year, and this part of the landfill has a 20-year remaining life span with the possibility of utilizing an additional 40 acres adjacent to the existing site.

**Table 3            Solid Waste Generation for Cumulative Impact Analysis**

Action	Number of Units Affected	Total Area Affected (square feet)	Solid Waste Generated (tons) *
Maxwell Heights Annex	174	174,000	9,657
MFH Privatization at Maxwell AFB	610	968,653	53,760
Riverside Heights and Peterson Elementary School	488	520,863	28,908
Totals	1,272	1,663,516	92,325

\* Demolition generates 111 pounds of solid waste per square foot of affected area.

Source: USAF 2005b

## REFERENCES

- AHC. 2005. Personal communication, Elizabeth Brown, Deputy State Historic Preservation Officer, Alabama Historical Commission. May.
- USAF. 2000. *General Plan, Maxwell AFB*. 2000.
- USAF. 2004. United States Air Force, *Environmental Baseline Survey for Military Family Housing at Maxwell Heights Annex, Maxwell AFB*. May 2004
- USAF. 2005a. *Hazardous Waste Management Plan, Maxwell AFB*. January 2005.
- USAF. 2005b. *Draft Environmental Assessment for Military Family Housing Privatization, Maxwell AFB*. April 2005.
- USCB. 2000. United States Census Bureau, <http://factfinder.census.gov>. Links to Maps and Geography – Reference Maps. Accessed May 2005.

## Appendix A

### IICEP Correspondence





# **LEC** Maxwell Support Division

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April 18, 2005

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Ms. Elizabeth Brown  
Alabama Deputy State Historic Preservation Officer  
Alabama Historical Commission  
468 South Perry Street  
Montgomery, AL 36130-0900

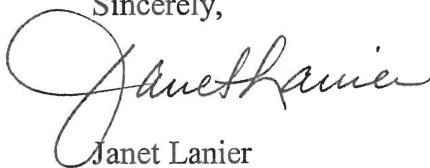
*Re: Disposition of Maxwell Heights  
Maxwell Air Force Base, Alabama*

Dear Elizabeth,

Maxwell AFB is proposing to dispose of approximately 31 acres and 174 units of housing known as Maxwell Heights located off Air Base Boulevard. An Environmental Baseline Study (EBS) was conducted in 2004. The units were constructed during the 1950s, and prior to that, the property was agricultural. I have included representative pictures of the housing. We do not believe there is any reason that these units would be considered a cultural resource. Could you please send written confirmation for our files documenting if you concur with our determination that Maxwell Heights is not eligible for the National Register of Historic Places? (Reference: EBS, Maxwell Heights, May 2004.)

Please contact me if you have any questions or need additional information. Thank you for your help and assistance in this matter.

Sincerely,

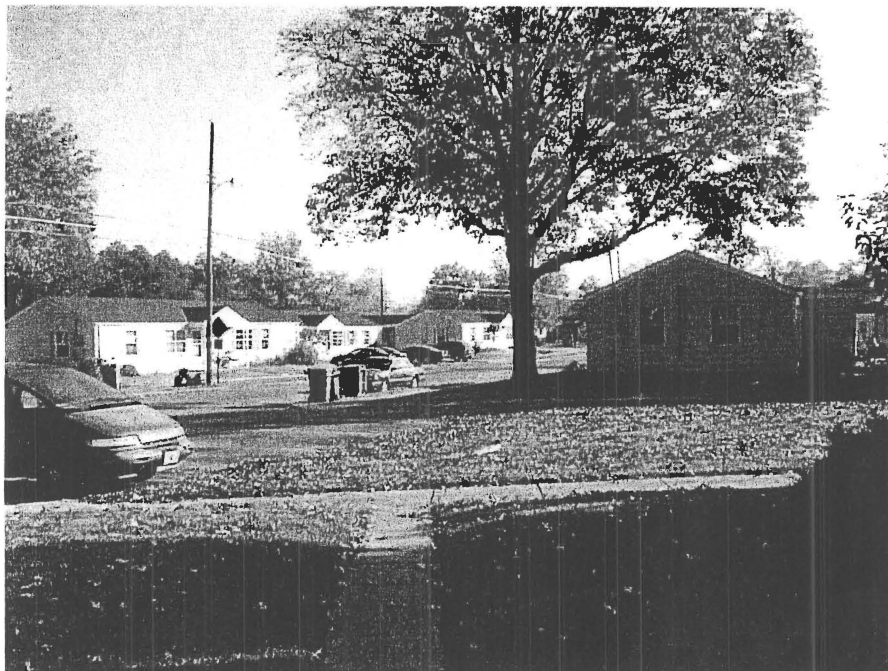


Janet Lanier  
Environmental Manager  
MSD/CEV

JLL:saw  
Enclosures



**Typical view of housing unit  
at Maxwell Heights Annex**



**Typical view of Maxwell Heights  
Annex neighborhood**

# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Dave Davis  
Land Division-Environmental Assessments  
Alabama Department of Environmental Management  
P.O. Box 301463  
Montgomery, AL 36130-1463

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Davis,

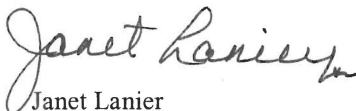
The United States Air Force is preparing an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA). We are proposing to dispose of the existing property and facilities located at the Maxwell Heights Annex, which is located approximately 4,000 feet south-southeast of Maxwell Air Force Base (MAFB). The Maxwell Heights Annex is approximately 28 acres in size and consists of 174 military family housing (MFH) units within 124 buildings. All existing units are currently vacant due to the incompatibility of these facilities with existing land use plans.

The Proposed Action is to dispose of Maxwell Heights Annex through any legal disposal method. This could be by using the General Services Administration as the action agency. Another way is through a land exchange. Or Maxwell Heights Annex could be included in the financial arrangements of the MFH privatization contract, but the actual facilities and property will not be used to meet MFH requirements. Under the No Action Alternative, the Air Force will not dispose of Maxwell Heights Annex. Maxwell AFB will continue to provide minimal maintenance to the facilities in Maxwell Heights Annex and will demolish them, when funding becomes available.

We request your participation early in the process, and solicit any particular concerns or recommendations you may have in the area of this project including those regarding resources that may be of special interest to you. To facilitate cumulative impact analysis, we would also appreciate identification of major projects in the vicinity that may contribute to cumulative effects. Please send your environmental comments to the address listed below within 30 days, or please feel free to contact us. A hard copy or electronic version of the draft EA is available by request. Absent the request, we will assume you do not wish to obtain a copy of the draft or final EA/FONSI documents.

Thank you for your assistance in this matter. If there are any questions, please contact me at 334-953-5757 or e-mail me at [Janet.Lanier@maxwell.af.mil](mailto:Janet.Lanier@maxwell.af.mil).

Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

## **CHAPTER 1 PURPOSE OF AND NEED FOR ACTION**

**1.1 Purpose of and Need for Action.** The purpose of the action is to dispose of the property and facilities of Maxwell Heights Annex. This parcel of land is excess to the mission of Maxwell Air Force Base (AFB). The Air Force no longer has a need for this land.

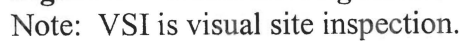
**1.2 Location of the Action and Setting.** Maxwell AFB is located in Montgomery County, within the city limits of Montgomery, Alabama. See Figure 1. Maxwell Heights Annex, approximately 28 acres located about 4,000 feet south-southeast of the Main Base, is a residential area owned by the Air Force and formerly used for military family housing (MFH). The housing area consists of 174 MFH units in 124 buildings. All the units are currently vacant because residential land use is incompatible with the location of the parcel relative to the flying mission at Maxwell AFB. The housing area lies within Accident Potential Zone I (APZ I). See Figure 2.

**1.3 Decision to be Made.** The decision to be made is how to dispose of Maxwell Heights Annex. Two alternatives are evaluated in this environmental assessment, disposing of Maxwell Heights Annex and not disposing of it.

**1.4 Scope of the Environmental Review.** This environmental assessment evaluates the potential environmental impacts of the Air Force's action to dispose of Maxwell Heights Annex. The future use of Maxwell Heights Annex by the new landowner is unknown and is not evaluated.



Figure 1 Vicinity Map of Maxwell AFB (USAF 2005b))



# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Jon Hornsby, Environmental Coordinator  
Alabama Department of Conservation and Natural Resources  
6 N. Union Street  
Montgomery, AL 36104

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Hornsby,

The United States Air Force is preparing an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA). We are proposing to dispose of the existing property and facilities located at the Maxwell Heights Annex, which is located approximately 4,000 feet south-southeast of Maxwell Air Force Base (MAFB). The Maxwell Heights Annex is approximately 28 acres in size and consists of 174 military family housing (MFH) units within 124 buildings. All existing units are currently vacant due to the incompatibility of these facilities with existing land use plans.

The Proposed Action is to dispose of Maxwell Heights Annex through any legal disposal method. This could be by using the General Services Administration as the action agency. Another way is through a land exchange. Or Maxwell Heights Annex could be included in the financial arrangements of the MFH privatization contract, but the actual facilities and property will not be used to meet MFH requirements. Under the No Action Alternative, the Air Force will not dispose of Maxwell Heights Annex. Maxwell AFB will continue to provide minimal maintenance to the facilities in Maxwell Heights Annex and will demolish them, when funding becomes available.

We request your participation early in the process, and solicit any particular concerns or recommendations you may have in the area of this project including those regarding resources that may be of special interest to you. To facilitate cumulative impact analysis, we would also appreciate identification of major projects in the vicinity that may contribute to cumulative effects. Please send your environmental comments to the address listed below within 30 days, or please feel free to contact us. A hard copy or electronic version of the draft EA is available by request. Absent the request, we will assume you do not wish to obtain a copy of the draft or final EA/FONSI documents.

Thank you for your assistance in this matter. If there are any questions, please contact me at 334-953-5757 or e-mail me at [Janet.Lanier@maxwell.af.mil](mailto:Janet.Lanier@maxwell.af.mil).

Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures



# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Randall A. Estes, Division Engineer  
Alabama Department of Transportation, Sixth Division  
P.O. Box 8008  
Montgomery, AL 36110

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Estes,

The United States Air Force is preparing an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA). We are proposing to dispose of the existing property and facilities located at the Maxwell Heights Annex, which is located approximately 4,000 feet south-southeast of Maxwell Air Force Base (MAFB). The Maxwell Heights Annex is approximately 28 acres in size and consists of 174 military family housing (MFH) units within 124 buildings. All existing units are currently vacant due to the incompatibility of these facilities with existing land use plans.

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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

---

May 4, 2005

Mr. Bill Tucker, Executive Director  
Central Alabama Regional Planning and Development Commission  
125 Washington Ave, 3<sup>rd</sup>  
Montgomery, AL 36104

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Tucker,

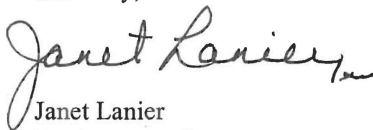
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

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# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Ken Groves, Director of Planning  
City of Montgomery, Planning Controls/Land Use Control  
P.O. Box 1111  
Montgomery, AL 36101-1111

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Groves,

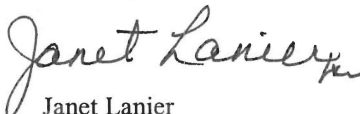
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Buddy Morgan, General Manager  
Montgomery Water Works  
P.O. Box 1631  
Montgomery, AL 36102-1631

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Morgan,

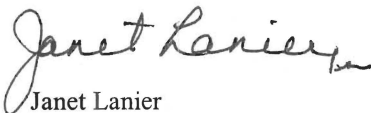
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

---

May 4, 2005

Mr. Larry Goldman, Field Supervisor  
U.S. Fish and Wildlife Service  
P.O. Drawer 1190  
Daphne, AL 36526

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Goldman,

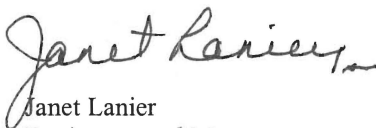
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Kenneth Daugherty  
Tribal Secretary  
Absentee-Shawnee Tribe of Oklahoma  
2025 S. Gordon Cooper Drive  
Shawnee, OK 74801

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Daugherty,

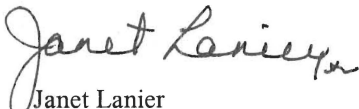
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Sincerely,

  
Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

---

May 4, 2005

Ms. Debbie Thomas  
Tribal Historic Preservation Officer  
Alabama-Coushatta Tribe of Texas  
571 State Park Road 56  
Livingston, TX 77351

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Ms. Thomas,

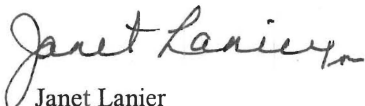
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

---

May 4, 2005

Ms. Allison Alexander  
Alabama-Quassarte Tribal Town of the Creek Nation of Oklahoma  
117 North Main  
Wetumka, Oklahoma 74883

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Ms. Alexander,

The United States Air Force is preparing an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA). We are proposing to dispose of the existing property and facilities located at the Maxwell Heights Annex, which is located approximately 4,000 feet south-southeast of Maxwell Air Force Base (MAFB). The Maxwell Heights Annex is approximately 28 acres in size and consists of 174 military family housing (MFH) units within 124 buildings. All existing units are currently vacant due to the incompatibility of these facilities with existing land use plans.

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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures



# **LEC** Maxwell Support Division

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May 4, 2005

Mr. David Rabon  
Tribal Historic Preservation Officer  
Cherokee Nation of Oklahoma  
P.O. Box 948  
Tahlequah, Oklahoma 74465

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Rabon,

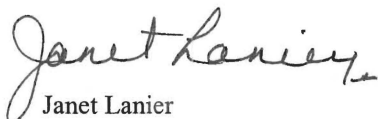
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Terry D. Cole  
Director of Cultural Resources  
Choctaw Nation of Oklahoma  
P.O. Drawer 1210  
Durant, Oklahoma 74702

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Cole,

The United States Air Force is preparing an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA). We are proposing to dispose of the existing property and facilities located at the Maxwell Heights Annex, which is located approximately 4,000 feet south-southeast of Maxwell Air Force Base (MAFB). The Maxwell Heights Annex is approximately 28 acres in size and consists of 174 military family housing (MFH) units within 124 buildings. All existing units are currently vacant due to the incompatibility of these facilities with existing land use plans.

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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

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May 4, 2005

Chairman Lovelin Poncho  
Coushatta Tribe of Louisiana  
P.O. Box 818  
Elton, Louisiana 70532

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Chairman Poncho,

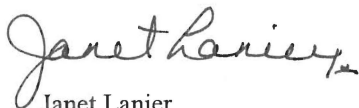
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC**

---

Maxwell Support Division

May 4, 2005

Mr. James Bird,  
Tribal Historic Preservation Officer  
Eastern Band of the Cherokee Nation  
P.O. Box 455  
Cherokee, North Carolina 28719

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Bird,

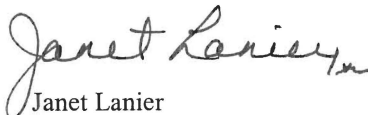
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Charles D. Enyart, Chief  
Eastern Shawnee Tribe of Oklahoma  
P.O. Box 350  
Seneca, Missouri 64865

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Chief Enyart,

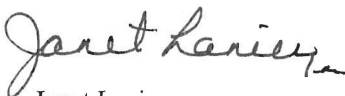
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Lowell Wesley, Mekko  
Kialegee Tribal Town of the Creek Nation of Oklahoma  
P.O. Box 332  
Wetumka, Oklahoma 74883

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mekko Wesley,

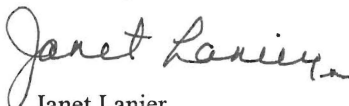
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Kenneth H. Carleton, Tribal Archaeologist  
Mississippi Band of Choctaw Indians  
P.O. Box 6010, Choctaw Branch  
Choctaw, Mississippi 39350

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Carleton,

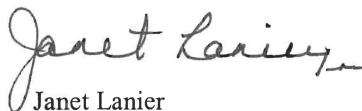
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Emman Spain  
Historic Preservation Officer  
Seminole Nation of Oklahoma  
P.O. Box 1498  
Wewoka, Oklahoma 74884

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Spain,

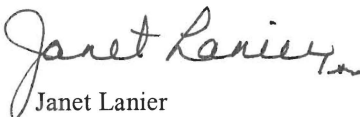
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Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures



# **LEC** Maxwell Support Division

---

May 4, 2005

Mr. Billy Cypress  
Tribal Historic Preservation Officer  
Seminole Tribe of Florida  
6300 Stirling Road  
Hollywood, Florida 33024

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Cypress,

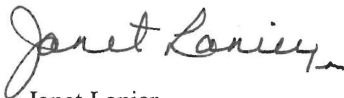
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

---

May 4, 2005

Ms. Rena Duncan  
Tribal Historic Preservation Officer  
The Chickasaw Nation  
P.O. Box 1548  
Ada, Oklahoma 74821

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Ms. Duncan,


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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

---

May 4, 2005

Mr. Charles Coleman  
Tribal Historic Preservation Officer  
Thlopthlocco Tribal Town  
P.O. Box 188  
Okemah, Oklahoma 74859

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Coleman,

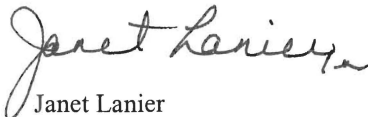
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

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May 4, 2005

Mr. Earl J. Barby, Sr., Chairman  
Tunica-Biloxi Tribe of Louisiana  
P.O. Box 331  
Marksville, Louisiana 71351

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Barby,

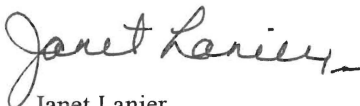
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Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

---

May 4, 2005

Mr. Archie Mouse  
Tribal Historic Preservation Officer  
United Keetoowah Band of Cherokee Indians of Oklahoma  
P.O. Box 189  
Tahlequah, Oklahoma 74465-0746

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Mr. Mouse,

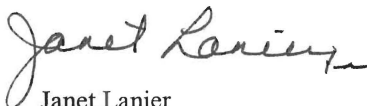
The United States Air Force is preparing an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA). We are proposing to dispose of the existing property and facilities located at the Maxwell Heights Annex, which is located approximately 4,000 feet south-southeast of Maxwell Air Force Base (MAFB). The Maxwell Heights Annex is approximately 28 acres in size and consists of 174 military family housing (MFH) units within 124 buildings. All existing units are currently vacant due to the incompatibility of these facilities with existing land use plans.

The Proposed Action is to dispose of Maxwell Heights Annex through any legal disposal method. This could be by using the General Services Administration as the action agency. Another way is through a land exchange. Or Maxwell Heights Annex could be included in the financial arrangements of the MFH privatization contract, but the actual facilities and property will not be used to meet MFH requirements. Under the No Action Alternative, the Air Force will not dispose of Maxwell Heights Annex. Maxwell AFB will continue to provide minimal maintenance to the facilities in Maxwell Heights Annex and will demolish them, when funding becomes available.

We request your participation early in the process, and solicit any particular concerns or recommendations you may have in the area of this project including those regarding resources that may be of special interest to you. To facilitate cumulative impact analysis, we would also appreciate identification of major projects in the vicinity that may contribute to cumulative effects. Please send your environmental comments to the address listed below within 30 days, or please feel free to contact us. A hard copy or electronic version of the draft EA is available by request. Absent the request, we will assume you do not wish to obtain a copy of the draft or final EA/FONSI documents.

Thank you for your assistance in this matter. If there are any questions, please contact me at 334-953-5757 or e-mail me at [Janet.Lanier@maxwell.af.mil](mailto:Janet.Lanier@maxwell.af.mil).

Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# **LEC** Maxwell Support Division

---

May 4, 2005

Ms. Stephanie Rolin  
Tribal Administrator  
Poarch Band of Creek Indians  
5811 Jack Spring Road  
Atmore, AL 36502

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Ms. Rolin,

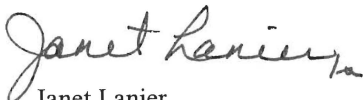
The United States Air Force is preparing an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA). We are proposing to dispose of the existing property and facilities located at the Maxwell Heights Annex, which is located approximately 4,000 feet south-southeast of Maxwell Air Force Base (MAFB). The Maxwell Heights Annex is approximately 28 acres in size and consists of 174 military family housing (MFH) units within 124 buildings. All existing units are currently vacant due to the incompatibility of these facilities with existing land use plans.

The Proposed Action is to dispose of Maxwell Heights Annex through any legal disposal method. This could be by using the General Services Administration as the action agency. Another way is through a land exchange. Or Maxwell Heights Annex could be included in the financial arrangements of the MFH privatization contract, but the actual facilities and property will not be used to meet MFH requirements. Under the No Action Alternative, the Air Force will not dispose of Maxwell Heights Annex. Maxwell AFB will continue to provide minimal maintenance to the facilities in Maxwell Heights Annex and will demolish them, when funding becomes available.

We request your participation early in the process, and solicit any particular concerns or recommendations you may have in the area of this project including those regarding resources that may be of special interest to you. To facilitate cumulative impact analysis, we would also appreciate identification of major projects in the vicinity that may contribute to cumulative effects. Please send your environmental comments to the address listed below within 30 days, or please feel free to contact us. A hard copy or electronic version of the draft EA is available by request. Absent the request, we will assume you do not wish to obtain a copy of the draft or final EA/FONSI documents.

Thank you for your assistance in this matter. If there are any questions, please contact me at 334-953-5757 or e-mail me at [Janet.Lanier@maxwell.af.mil](mailto:Janet.Lanier@maxwell.af.mil).

Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures

# LEC Maxwell Support Division

May 4, 2005

Mr. A.D. Ellis, Muscogee National Chief  
Muscogee (Creek) Nation  
P.O. Box 580  
Okmulgee, OK 74447

RE: Disposal of the Existing Property and Facilities of the Maxwell Heights Annex  
Maxwell Air Force Base, Alabama

Dear Chief Ellis,

The United States Air Force is preparing an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA). We are proposing to dispose of the existing property and facilities located at the Maxwell Heights Annex, which is located approximately 4,000 feet south-southeast of Maxwell Air Force Base (MAFB). The Maxwell Heights Annex is approximately 28 acres in size and consists of 174 military family housing (MFH) units within 124 buildings. All existing units are currently vacant due to the incompatibility of these facilities with existing land use plans.

The Proposed Action is to dispose of Maxwell Heights Annex through any legal disposal method. This could be by using the General Services Administration as the action agency. Another way is through a land exchange. Or Maxwell Heights Annex could be included in the financial arrangements of the MFH privatization contract, but the actual facilities and property will not be used to meet MFH requirements. Under the No Action Alternative, the Air Force will not dispose of Maxwell Heights Annex. Maxwell AFB will continue to provide minimal maintenance to the facilities in Maxwell Heights Annex and will demolish them, when funding becomes available.

We request your participation early in the process, and solicit any particular concerns or recommendations you may have in the area of this project including those regarding resources that may be of special interest to you. To facilitate cumulative impact analysis, we would also appreciate identification of major projects in the vicinity that may contribute to cumulative effects. Please send your environmental comments to the address listed below within 30 days, or please feel free to contact us. A hard copy or electronic version of the draft EA is available by request. Absent the request, we will assume you do not wish to obtain a copy of the draft or final EA/FONSI documents.

Thank you for your assistance in this matter. If there are any questions, please contact me at 334-953-5757 or e-mail me at [Janet.Lanier@maxwell.af.mil](mailto:Janet.Lanier@maxwell.af.mil).

Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

Enclosures



May 18, 2005

Janet Lanier  
Environmental Manager  
Maxwell Support Division  
400 Cannon Street  
Building 1060  
Maxwell AFB, Alabama 36112

Re: AHC 2005-0733; Disposal of 31 Acres and 174 Units of Housing, Maxwell Heights, Air Base  
Boulevard, Montgomery County

Dear ~~Ms. Lanier~~ *Janet*:

Upon review of the above referenced project, the Alabama Historical Commission has determined that we will need additional information in order to complete our review of your project. Please forward the following information to our office at your earliest convenience.

1. Please indicate whether the specific project area has been surveyed for archaeological resources. If so, please include the date and author of the assessment report.
2. If the area has not received archaeological survey, please provide documentation of the project area's previous use/prior disturbance (prior to agricultural field) so that we may determine whether archaeological survey will be necessary prior to demolition of the structures. Intact archaeological deposits are often found beneath the disturbance of construction.

The structures do not appear to be eligible for the National Register of Historic Places.

We appreciate your efforts on this issue. Should you have any questions regarding archaeology, please contact Amanda McBride of our office. Questions regarding historic structures may be directed to Lindsey Breithaupt. Please reference the AHC tracking number above in all correspondence.

Very truly yours,

Elizabeth Ann Brown  
Deputy State Historic Preservation Officer

EAB/ALM/LDB/alm

468 South Perry Street  
Montgomery, Alabama  
36130-0900

tel 334 242•3184  
fax 334 240•3477



**LEC** Maxwell Support Division

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May 24, 2005

VIA FAX AND MAIL

Ms. Elizabeth Brown  
Alabama Deputy State Historic Preservation Officer  
Alabama Historical Commission  
468 South Perry Street  
Montgomery, AL 36130-0900

*Re: AHC 2005-0733 Disposal of 31 Acres and 174 Units of Housing, Maxwell Heights  
Air Base Boulevard, Montgomery County, Alabama*

Dear Elizabeth,

Based on the April 1999 Cultural Resources Management Plan for Maxwell Air Force Base and Gunter Annex, Alabama, prepared by Brockington and Associates (pages II-8, II-51 and II-52) and the approval letter from the Alabama Historical Commission dated December 16, 1998, we do not feel there is a need for further archeological investigation at Maxwell Heights Annex.

Please let us know if you concur with this. If you have any questions or need additional information, please let us know. Thank you for your help and assistance in this matter.

Sincerely,



Janet Lanier  
Environmental Manager  
MSD/CEV

JLL:saw  
Enclosures

in the 1950s and later. The more recent buildings/structures are concentrated in Chennault Circle which serves as the campus of Air University. The buildings on Gunter Annex were built primarily in the 1940s during WWII while several were constructed during the 1950s. A new housing complex was constructed in the northeast section of the Annex during the mid 1970s. The houses in the Maxwell Heights subdivision were built primarily in the early 1960s.

It is likely that most archaeological sites that were present in the Domestic and Academic Areas have been destroyed by previous construction activities. No sites have been found in the developed portion of the Domestic and Academic Areas. Ground disturbing activities in the Domestic and Academic Areas of Maxwell AFB, Gunter Annex, and Maxwell Heights require no further management consideration with respect to archaeological sites.

As described below, Maxwell AFB contains a rich architectural legacy. All of these historic properties lie in Domestic and Academic Areas of Maxwell AFB these include single family, duplex, and multiple family housing, classrooms, and flight line buildings. Harvey et al. (1997) completed a historical and architectural survey of Maxwell AFB and Gunter Annex, and identified 198 buildings, structures, and objects on Maxwell AFB and 89 buildings, structures, and objects on Gunter Annex. None of the buildings on Gunter Annex are recommended eligible for the NRHP nor do they contribute to an eligible district. One building, Facility 205, is recommended potentially eligible for the NRHP. Additional consultation with the Alabama SHPO will be required to make a final determination of eligibility. Of the 198 buildings, structures, and objects, on Maxwell AFB, 108 buildings and structures are recommended as eligible for the NRHP. This number is in addition to the 150 buildings in the SOQ Historic District and the two other buildings listed on the NRHP individually (800, 836).

The 108 NRHP eligible buildings and structures are grouped primarily in four distinct and identifiable neighborhoods or districts: the NCO quarters, the Historic Flight Line, the WW II barracks, and the African-American Servicemen quarters. Details on each of the contributing buildings in these areas have been outlined in the BMP. Until a final determination is made regarding the eligibility of these buildings as part of a Multiple Resources nomination, any activities described above in section I.2.A that will have an

Shovel tests were excavated at 100 ft (30 m) intervals within the targeted areas. Shovel tests measured 1.0 by 1.0 ft (30 by 30 cm) and were excavated to sterile subsoil. Shovel tests were supplemented with surface inspection where possible.

No archaeological sites were discovered by Dukes and Braley (1994). They noted that subsoil was present in most places at 30 cm below surface or shallower. This suggested that erosion has severely deflated the soils in the area.

#### **II.4.E US Army Corps of Engineers, Mobile District (1995)**

In 1995, archaeologists from the US Corps of Engineers, Mobile District surveyed three portions of Maxwell AFB (COE-Mobile 1995). The three examined areas were located in the northern portion of Maxwell AFB, near the US Federal Prison. Auger testing and surface inspections along banks and road cuts in the examined areas were undertaken. No archaeological resources were noted. These areas were determined to be highly disturbed due to previous development within Maxwell AFB.

#### **II.4.F Brockington and Associates, Inc. (1995)**

Brockington and Associates, Inc., conducted a historic resources survey of Maxwell AFB, Gunter Annex, Maxwell Heights Housing Area, Lake Martin Recreation Area, and the Lake Jordan/Vigilant Warrior Training Area. This survey (McMakin et al. 1997) examined all portions of these installations that had been examined during previous investigations, completing the inventory of potential archaeological resources within Maxwell AFB and its associated lands in Alabama. A Cold War era architectural resources survey at Maxwell AFB and Gunter Annex also was conducted during this investigation.

Three previously unrecorded sites (1Tp38, 1Ee457, and 1Ee458) were identified in the Lake Martin and Lake Jordan/Vigilant Warrior tracts. One of these sites (1Ee458) was recommended potentially eligible for the NRHP.



The unsurveyed portions of Maxwell AFB produced remains of three previously identified sites (1Mt93, 1Mt200, and 1Mt279). All are located on the east golf course (Figure II-10); all three were recommended potentially eligible for the NRHP. The reported locations of four other previously identified sites (1Mt92, 1Mt255, and 1Mt283) also were revisited. Shovel testing and surface inspection failed to recover any artifacts at these locations. Site 1Mt92, 1Mt255, and 1 Mt283 appear to have been diffuse scatters of prehistoric artifacts that no longer exist. The three sites were recommended not eligible for the NRHP. Garrow #3 was reportedly located on the east golf course, however, no evidence of this site was recovered by McMakin et al. (1997). This site was determined to be an isolated find; therefore, no permanent site number was assigned to the locale.

**Reconnaissance of Gunter Annex and Maxwell Heights indicated that no undisturbed areas remained at these installations. Thus, neither installation possesses any potential to contain intact archaeological resources.**

Evaluation of Cold War era architectural resources at Maxwell AFB and Gunter Annex focused on the Chennault Circle components of AU at Maxwell AFB and Building 857 (the Blockhouse) at Gunter Annex. No evidence of associations with significant events or developments of this era were noted for these particular facilities or any others at Maxwell AFB or Gunter Annex.

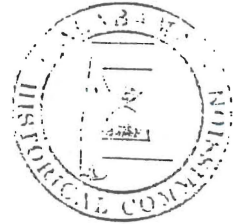
#### **II.4.G New South Associates (1996)**

Removal and relocation of the Edwards-Arthur Cemetery (1Mt257) began on 13 May 1996, and subsequently was completed. A report of these investigations was submitted to the COE in September 1996 (Wheaton et al. 1996). The burials have been reinterred at the Davis Memorial Cemetery in Elmore County, Alabama. The relocation site was selected by the surviving relatives of the individuals buried in the Edwards-Arthur Cemetery at Maxwell AFB.



STATE OF ALABAMA  
ALABAMA HISTORICAL COMMISSION

468 South Perry Street  
MONTGOMERY, ALABAMA 36130-0900



F. LAWRENCE OAKS  
EXECUTIVE DIRECTOR

December 16, 1998

TELEPHONE NUMBER  
334-242-3184  
FAX: 334-240-3477

Ronald Krizman  
U.S. Army Corp of Engineers  
Mobile District  
P.O. Box 2288  
Mobile, Alabama 36628

Re: CRMP, BMP, & PA  
Maxwell Air Force Base  
Montgomery County, Alabama

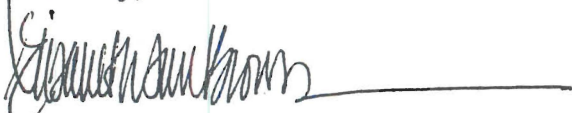
Dear Mr. Krizman:

Upon extensive review and consultation on the Cultural Resource Management Plan, the Building Maintenance Plan, and the Programmatic Agreement proposed for Maxwell Air Force Base, the Alabama Historical Commission has determined the following.

1. We can agree and approve of the Building Maintenance Plan.
2. We can agree and approve of the Cultural Resource Maintenance Plan with the following stipulations. First, activities proposed for Chenault Circle will be submitted to our office for review on an individual basis. Second, Chenault Circle will be reassessed for significance when it reaches 50 years of age. Third, activities proposed for the Administration Building at Gunter Air Force Annex will be submitted to our office for review on an individual basis until consultation regarding its eligibility has concluded. Finally, we can agree with the archaeological assessment and that the one National Register site, 1 Mt 200, will be protected and nominated to the National Register.
3. We can agree and approve of the Programmatic Agreement provided it is amended to address the issues of Chenault Circle and the Gunter Administration Building discussed above and provided major landscaping is excluded from the "little or no effect" section as addressed in our letter of January 12, 1998. The PA should also address the protection and nomination of archaeological site 1 Mt 200.

We appreciate your continued efforts on this project as well as those of Maxwell Air Force Base. We look forward to completing this project with the signing of the amended Programmatic Agreement. Should you have any questions or comments, please contact our office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Elizabeth Ann Brown", followed by a horizontal line.

Elizabeth Ann Brown  
Deputy State Historic Preservation Officer

EAB/TOM/JF/RG/GCR

cc: D. Tate/Maxwell AFB  
D. Gibbens/COE Mobile

received  
MSD/CEV 7/5/05

June 28, 2005



Ms. Janet Lanier  
MSD/CEV  
400 Cannon St., Building 1060  
Maxwell AFB, AL 36112

Re: AHC 05-0733  
Dispose of Maxwell Heights Housing  
Montgomery County, AL

468 South Perry Street  
Montgomery, Alabama  
36130-0900

Dear ~~Ms. Lanier~~ *Janet*:

tel 334 242•3184  
fax 334 240•3477

Based upon the additional information forwarded by your office, the Alabama Historical Commission has determined that the proposed activities will not have an effect on any known cultural resources listed on or eligible for the National Register of Historic Places, provided that all activities occur within the previously surveyed areas. Therefore, our office concurs with the proposed activities.

However, should any archaeological cultural resources be encountered during project activities, work shall cease and our office shall be consulted immediately.

We appreciate your efforts on this issue. If we may be of further service or if you have any questions or comments, please contact Amanda McBride of our office and be sure to **include the project number referenced above.**

Sincerely,

Elizabeth Ann Brown  
Deputy State Historic Preservation Officer

From: Lanier Janet L Contr MSD/CEV  
Sent: Tuesday, May 24, 2005 5:08 PM  
To: Watson Sherrie Contr MSD/CEV  
Subject: FW: Disposal of properties at Maxwell Heights Annex

-----Original Message-----

From: Carleton, Ken  
To: Janet.Lanier@maxwell.af.mil  
Sent: 5/24/2005 10:13 AM  
Subject: Disposal of properties at Maxwell Heights Annex

Dear Janet,

I am in receipt of your letter dated May 4, 2005, in which you request our input into the process of disposing of the surplus property at the Maxwell Heights Annex. Please send me the EA for this via this email address. Has a full cultural resources survey been conducted on this property? If it has, please send me a copy of it as well. If one has not been conducted yet, it will need to be before we can have meaningful input into this process or before any serious decisions can be made about the disposal of this property.

Please update your contact information for me, especially the mailing address listed below.

Sincerely,

Ken

Kenneth H. Carleton

Tribal Historic Preservation Officer/Archaeologist

Mississippi Band of Choctaw Indians

P.O. Box 6257 (physical address: 101 Industrial Road)

Choctaw, MS 39350

601.650.7316

FAX: 601.650.7454



**From:** Watson Sherrie Contr MSD/CEV  
**Sent:** Tuesday, June 07, 2005 11:52 AM  
**To:** 'kcarleton@choctaw.org'  
**Subject:** Disposal of properties at Maxwell Heights Annex  
Sir,

Per our telephone discussion today, attached please find a copy of the draft EA and draft FONSI on the above subject. Also attached is a letter we sent to the Alabama Historical Commission providing them further information regarding previous investigations at Maxwell Heights.

If you have any questions or need additional information, please contact us.

Thank you,

Sherrie Watson  
MSD/CEV  
Maxwell AFB, AL  
Tel.: 953-5260  
DSN: 493-5260



CEV Response Ltr  
to SHPO 24 Ma...



Rev Draft EA  
FONSI Maxwell Hts..



# United States Department of the Interior

FISH AND WILDLIFE SERVICE  
1208-B Main Street  
Daphne, Alabama 36526



IN REPLY REFER TO:  
05-0831

May 25, 2005

Ms. Janet Lanier  
LEC Maxwell Support Facility  
400 Cannon Street, Building 1060  
Maxwell AFB, AL 36112

Dear Ms. Lanier:

We are responding to your letter dated May 4, 2005, requesting comments on the disposal of existing military family housing and property at the Maxwell Heights Annex, Maxwell Air Force Base, Montgomery, Alabama. We have reviewed the information and are providing the following comments in accordance with the Endangered Species Act of 1973 (87 Stat. 884, as amended; 16 U.S.C. 1531 et.).

After a careful review, the U.S. Fish and Wildlife Service (Service) believes no adverse affect to listed species or Critical Habitat will occur as a result of privatizing family housing. However, obligations under Section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect endangered or threatened species or Critical Habitat in a manner not previously considered, (2) this action is subsequently modified in a manner not considered in this review, or (3) a new species is listed or Critical Habitat is determined that may be affected by the action.

We will have additional comments after review of the Environmental Assessment containing the full description of the proposed action. If you need additional information with regards to this correspondence, please contact Mr. Bruce Porter at (251) 441-5864 or email [bruce\\_porter@fws.gov](mailto:bruce_porter@fws.gov).

Sincerely,

Larry E. Goldman  
Field Supervisor

[www.fws.gov](http://www.fws.gov)



PHONE: 251-441-5181

FAX: 251-441-6222

From: Lanier Janet L Contr MSD/CEV  
Sent: Thursday, June 30, 2005 1:43 PM  
To: Watson Sherrie Contr MSD/CEV  
Subject: FW: Maxwell Air Force Base Housing Transfer

Files

-----Original Message-----

From: Bruce\_Porter@fws.gov  
To: Lanier Janet L Contr MSD/CEV  
Sent: 6/30/2005 12:35 PM  
Subject: Maxwell Air Force Base Housing Transfer

Janet,

After review of the EA dated May 2005, the Service believes the action will not affect on the limited natural resources at Maxwell AFB. Thank you for allowing the Service time for this review.

Bruce Porter  
USFWS ECOLOGICAL SERVICES-DAPHNE  
1208-B Main Street  
Daphne, AL 36526  
(251)441-5864  
(251)331-0835 (Cell)  
(251)441-6222 (Fax)

**From:** Watson Sherrie Contr MSD/CEV  
**Sent:** Thursday, June 02, 2005 11:11 AM  
**To:** 'Baldwinllc@aol.com'  
**Subject:** Draft EA/FONSI for Disposal of Maxwell Heights  
Sir,

In response to your telephone conversation with Janet Lanier, attached you will find the Draft Environmental Assessment and Draft Finding of No Significant Impact on the disposal of Maxwell Heights Annex at Maxwell AFB, AL. Also attached is a letter we sent to the Alabama Historical Commission providing them further information regarding previous investigations at Maxwell Heights.

If you have any questions or need additional information, please contact us.

Thank you,

Sherrie Watson  
MSD/CEV  
Maxwell AFB, AL  
Tel.: 953-5260  
DSN: 493-5260



CEV Response Ltr  
to SHPO 24 Ma...



Rev Draft EA

FONSI Maxwell Hts..

From: Baldwinllc@aol.com  
Sent: Thursday, June 02, 2005 4:04 PM  
To: Sherrie.Watson.ctr@maxwell.af.mil  
Subject: Re: Draft EA/FONSI for Disposal of Maxwell Heights

Thank you on behalf of the Alabama Quassarte Tribal Town.

Ken Baldwin

From: Rick Trnka [Rtrnka@semtribe.com]  
Sent: Friday, June 03, 2005 1:01 PM  
To: Watson Sherrie Contr MSD/CEV  
Subject: RE: Maxwell Heights Annex draft EA

Thank you very much!

Rick

-----Original Message-----

From: Watson Sherrie Contr MSD/CEV [mailto:Sherrie.Watson.ctr@maxwell.af.mil]  
Sent: Friday, June 03, 2005 12:16 PM  
To: Rick Trnka  
Subject: FW: Maxwell Heights Annex draft EA

Sir,

Per your request of June 1, 2005, attached please find the Draft Environmental Assessment and Draft Finding of No Significant Impact for the disposal of Maxwell Heights Annex at Maxwell AFB, Alabama. Also attached is a letter we sent to the Alabama Historical Commission providing them further information regarding previous investigations at Maxwell Heights.

If you have any questions or need additional information, please contact us.

Thank you,

Sherrie Watson, MSD/CEV

Maxwell AFB, AL 36112

Tel: 334-953-5260

-----Original Message-----

From: Lanier Janet L Contr MSD/CEV  
Sent: Wednesday, June 01, 2005 11:01 AM  
To: Watson Sherrie Contr MSD/CEV  
Subject: FW: Maxwell Heights Annex draft EA

Please handle

-----Original Message-----

From: Rick Trnka [mailto:Rtrnka@semtribe.com]  
Sent: Wednesday, June 01, 2005 9:52 AM  
To: Janet.Lanier@maxwell.af.mil

Cc: Willard Steele  
Subject: Maxwell Heights Annex draft EA

Dear Ms. Lanier,

Please email (or mail a CD, whichever you prefer) a copy of the draft EA for the proposed disposal of the existing property and facilities of the Maxwell Heights Annex on the Maxwell Air Force Base. We would also like a copy of the final draft/FONSI documents when they become available. Thank you very much for your time and attention.

Sincerely,

Rick Trnka

Rick Trnka

Assistant Tribal Historic Preservation Officer

Ah-Tah-Thi-Ki Museum

HC 61 Box 21-A

Clewiston, FL 33440

Phone: 863-902-1113 (Ext 103)

Fax: 863-902-1117

rtrnka@semtribe.com

# **W**ATER **WORKS & SANITARY SEWER BOARD** *of the City of Montgomery*

22 Bibb Street, P.O. Box 1631, Montgomery, Alabama 36102-1631

(334) 206-1600

(334) 240-1616 FAX

**Thomas R. Morgan**  
General Manager

**William R. Henderson, P.E.**  
Asst. General Manager

**Charlene F. Wachs**  
Asst. General Manager

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**Hugh M. Cole**  
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**Anthony V. Dumas**  
**Ray L. Roton**  
**Mildred J. Worthy**

June 3, 2005

**Janet Lanier**  
Environmental Manager  
LEC Maxwell Support Division  
400 Cannon Street, Building 1060  
Maxwell AFB, AL 36112

**Re: Disposal of Existing Property and Facilities of the Maxwell Heights  
Annex, Maxwell Air Force Base, Alabama**

Dear Ms. Lanier:

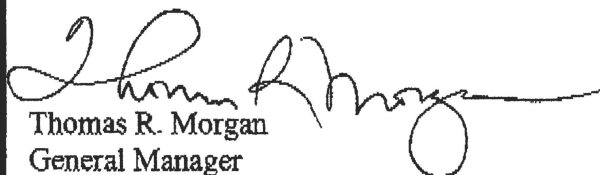
The referenced site has water and sanitary sewer lines on Turner Blvd, Smith Street, and Mulzer Blvd. All the water lines inside the complex are private while the sewer lines belong to the Montgomery Water Works and Sanitary Sewer Board.

Should Maxwell decide to sell the property as is, the new owner would have to cut and plug two water connections near the fence or install additional water meters and backflow preventers in accordance with Board Policy at those locations.

Should Maxwell decide to demolish the buildings, Maxwell would be required to cut and plug all three water connections near the fence. Maxwell would also be required to remove several sections of sewer main. Some of the existing mains would have to be retained because they serve other Board customers, and therefore would have to be protected during the demolition project. The Board must review and approve the demolition plan for the site prior to actual demolition work being performed.

Should you have any questions or concerns, please call me at (334) 206-1607.

Sincerely,



Thomas R. Morgan  
General Manager





# CHOCTAW NATION OF OKLAHOMA

## Cultural Resources

P.O. Drawer 1210 • Durant, OK 74702-1210  
1-580-924-8280 • 1-800-522-6170 • Fax: 580-920-3102

June 13, 2005

Janet Lanier  
LEC Maxwell Support Division  
400 Cannon Street, Building 1060  
Maxwell AFB, AL 36112

Dear Janet Lanier:

We have reviewed the following proposed project (s) as to its effect regarding religious and/or cultural significance to historic properties that may be affected by an undertaking of the projects area of potential effect.

Entity Requesting Service: Disposal of the Existing Property and Facilities

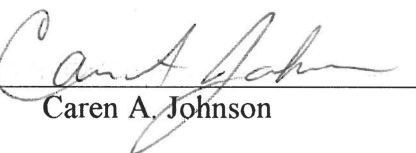
Site Location: Maxwell Heights Annex located 4,000 feet south-southeast of MAFB

County: Montgomery County, Montgomery, Alabama

Comments: After further review of the above mentioned project (s), to the best of our knowledge it will have no adverse effect on any historic properties in the project's area of potential effect. However, should construction expose buried archaeological or building materials such as chipped stone, tools, pottery, bone, historic crockery, glass or metal items, this office should be contracted immediately @ 1-800-522-6170 ext. 2137.

Sincerely,

Terry D. Cole  
Tribal Historic Preservation Officer  
Choctaw Nation of Oklahoma

By:   
Caren A. Johnson

From: Lanier Janet L Contr MSD/CEV  
Sent: Thursday, June 16, 2005 9:56 AM  
To: Watson Sherrie Contr MSD/CEV  
Subject: FW: MAXWELL AIR FORCE BASE

-----Original Message-----

From: Eastern Shawnee Tribe Chief Enyart [mailto:estochief@hotmail.com]  
Sent: Thursday, June 16, 2005 9:54 AM  
To: Janet.Lanier@maxwell.af.mil  
Subject: MAXWELL AIR FORCE BASE

June 16, 2005

RE: DISPOSAL OF THE EXISTING PROPERTY AND FACILITIES OF THE MAXWELL HEIGHTS  
ANNEX MAXWELL AIR FORCE BASE, ALABAMA

To Whom It May Concern:

Thank you for notice of the referenced project(s). The Eastern Shawnee Tribe of Oklahoma is currently unaware of any documentation directly linking Indian Religious Sites to the proposed construction. In the event any items falling under the Native American Graves Protection and Repatriation Act (NAGPRA) are discovered during construction, the Eastern Shawnee Tribe request notification and further consultation.

The Eastern Shawnee Tribe has no objection to the proposed construction. However, if any human skeletal remains and/or any objects falling under NAGPRA are uncovered during construction, the construction should stop immediately, and the appropriate persons, including state and tribal NAGPRA representatives contacted.

Sincerely,  
Jo Ann Beckham, Administrative Assistant  
Eastern Shawnee Tribe of Oklahoma



Appendix B

Public Involvement



## **Appendix B**

### **Public Involvement**

As required by NEPA and Section 106 of the National Historic Preservation Act, the Air Force provides opportunities for public involvement in the NEPA process. A public notice, announcing the availability of the Draft EA and proposed FONSI for the disposition of Maxwell Heights Annex was published in the Friday edition of the Montgomery Advertiser on 20 May 2005. The notice invited public review and comment on the Draft EA/FONSI and indicated that copies of the document were available at two local libraries: Montgomery Public Library, 245 High Street; and Air University Library, Maxwell AFB. A privacy advisory was included with the public notice and indicated that comments received on the Draft EA/FONSI and the commentator's name could be published in the Final EA/FONSI, but personal home addresses and phone numbers would not be published. Please see the following page for a copy of the Public Notice.

The public comment period ended on 19 June 2005. No comments were received during the public comment period.

PROPOSED FINDING OF NO SIGNIFICANT IMPACT (FONSI)  
FOR THE DISPOSITION OF MAXWELL HEIGHTS ANNEX  
MAXWELL AFB, MONTGOMERY, ALABAMA

In accordance with the National Environmental Policy Act, Maxwell AFB is making available for the public the Draft Environmental Assessment (EA) and the proposed Finding of No Significant Impact (FONSI).

The Air Force proposes to dispose of Maxwell Heights Annex through any legal disposal method. This could be by using the General Services Administration as the action agency, through a land exchange; or Maxwell Heights Annex could be included in the financial arrangements of the military family housing (MFH) privatization contract, but the actual facilities and property will not be used to meet MFH requirements.

The environmental aspects of the proposed plan and alternatives were considered in the Draft EA. Maxwell AFB has assessed the potential environmental impacts of the proposed action as described in the Draft EA and has determined that it will not significantly impact the quality of the environment. The proposed FONSI documents this assessment. A copy of the proposed FONSI and the Draft EA are available for public view at the Montgomery Public Library, 245 High Street, and the Air University Library, Maxwell AFB.

Any comments regarding the proposed FONSI should be submitted in writing within 30 days of the publication of this notice to: AU/PA, 55 LeMay Plaza South, Maxwell AFB, AL 36112-6335. For further information, contact Brenda King (334) 953-1517.

PRIVACY ADVISORY

<p>Your comments on this Draft EA are requested. Any submitted letters or other written comments may be published in the Final EA. As required by law, comments will be addressed in the Final EA and made available to the public. Any personal information provided will be used only to identify your desire to make a statement during the public comment period or to fulfill requests for copies of the Final EA or associated documents. Private addresses will be compiled to develop a mailing list of those requesting copies of the Final EA. However, only the names of the individuals making comments and specific comments will be disclosed. Personal home addresses and phone numbers will not be published in the Final EA.</p>
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121222 0000053673  
MSD/CEV (LANIE)  
ATTN: SHERRIE JATSON  
400 CANNON ST BLDG 1060  
MAXWELL AFB AL 36112-5978

Montgomery Advertiser

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**AMITYVILLE HORROR (4)**

FRI. - THURS. 1:05, 3:03, 5:05, 7:05, 9:05

**BEAUTY SHOP (PG13)**

FRI. - THURS. 1:00, 3:00, 5:00, 7:00, 9:00

**KINGS RANSOM (PG13)**

FRI. - THURS. 4:55, 6:55

**MISS CONGENIALITY 2 (PG13)**

FRI. - THURS. 2:05, 8:55

**PACIFIER (PG)**

FRI. - THURS. 1:10, 3:10, 5:10, 7:10, 9:10

**ROBOTS (PG)**

FRI. - THURS. 1:20, 3:20, 5:20, 7:20, 9:20

**SAHARA (PG13)**

FRI. - THURS. 2:10, 5:15, 8:05

286-5062 • 146-B NORMANDALE ARCADE • MONTGOMERY, AL  
BACK SIDE OF NORMANDALE FACING NORMAN BRIDGE RD.  
**MONDAY - SATURDAY • 10:00 TO 5:00 (CLOSED WED.)**

**PROPOSED FINDING OF NO SIGNIFICANT IMPACT (FONSI)  
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MAXWELL AFB, MONTGOMERY, ALABAMA**

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RECEIVED  
6-3-5

# 'Money' lacked energetic momentum

By Michael P. Howley  
Special to the Advertiser

"Take-over bids," "Wall Street sharks," "free market economy," "corporate raiders," "venture capitalists" — familiar newspaper headline terms from the 1980s on, and the focus of the Wetumpka Depot Player production of "Other People's Money."

Jerry Sterner's 1989 Outer Critics Circle award-winning play combines the serious and the outrageously comical elements of sleazy New Yorker Lawrence Garfinkle (Joel Altherr), who is known to everyone as Larry the Liquidator, and

Patsy Butler and A. John Collier direct a veteran Depot cast which, despite some fine moments, never seems to achieve the energetic momentum or critical commentary in the script. Though individually the actors are committed to their roles and communicate the plot elements clearly, the production provides little tension among them, tension so necessary to the play itself, and a number of clever sophisticated lines are delivered with little punch.

William Coles (Bob Johnson) is president and adept business manager of the deserving, but

with alternate plans to keep control.

That alternative comes in the form of Kate Sullivan (Julie Chalker), a talented and career driven attorney. When she and Garfinkle meet, the gloves come off.

What remains is a debate rather than a vivid dramatic conflict. And when at the annual stockholders meeting both Jorgenson and Garfinkle defend their respective sides, each side is seen to have merit: the nice-guy attitude and concern for providing jobs for an entire small town, and the ultimate seduction of



**May 19th - 21st, 2005  
11am to 8pm**

**Greek Orthodox Church  
1721 Mt. Meigs Rd  
Montgomery, AL**

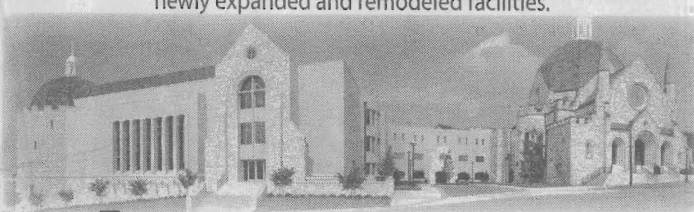
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Fx: (334) 263-1365**

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Sunday School	9:45 a.m.
Discipleship Training	5:00 p.m.
Evening Worship	*6:15 p.m.

**WEDNESDAY SCHEDULE**

Wednesday Night Supper	4:45 p.m.
Family Prayer Service	6:00 p.m.

**PROGRAMS**

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**Jay Wolf**  
Pastor

**834-6310**

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